Karen Johnson Davidson County
Batch# 698659 DEEDWARR
08/17/2021 09:19:05 AM 3 pgs
Fees: $18.00 Taxes: $1,003.87
20210817-0110779

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
John P. Geroulis, Trustee **1934 E. Vista Drive** **Phoenix, AZ 85022**	**New Owner**	**058-07-0C-035.00-CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$271,315.00**

Affiant

Sworn to and subscribed before me this 13th day of August, 2021.

Notary Public
My commission expires: 8-

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **SDH Nashville LLC, a Georgia limited liability company** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **John P. Geroulis and Joanie A. Geroulis, Trustees of the Geroulis Family Trust, dated October 11, 2019** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No 28B, on the Plan of A Final plat for The Crossing at Drakes Branch, Phase 1 of record in Plat at Instrument No. 20201023-0123325 and as set forth on Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030-0127244, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to SDH Nashville LLC, a Georgia limited liability company by Special Warranty deed from DB Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20201110-0131969 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 10, 2020.

This is improved property known as **808 Runoff Way, Nashville, TN 37218**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 13th day of August, 2021.

GRANTOR:

SDH NASHVILLE LLC, a Georgia limited liability company

By: _____
Andrew T. Pfeifer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Andrew T. Pfeifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged himself to be the President of SDH Nashville LLC, the within named bargainor, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Andrew T. Pfeifer, as President.

Witness my hand, at office, this 13th day of August, 2021.

_____
Notary Public

My Commission Expires: 8-7-23

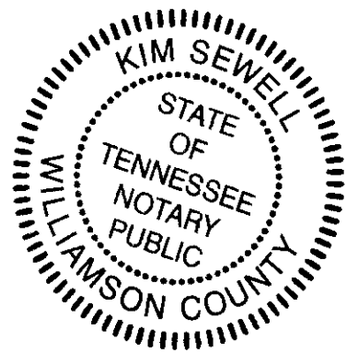


EXHIBIT A

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20201023-0123325, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201030-0127244 and supplemented in Instrument No. 20210330-0041867, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Subject to rights of others in and to the common areas and/or elements.